



Plot 12 Westfield Way, Clowne. Chesterfield S43 4NB

£225,000

PLOT 12 - Stunning New Build 3-Bedroom Semi-Detached Home – Choose Your Finishing Touches!

Discover this beautifully designed 3-bedroom semi-detached home, offering modern living with family comfort in mind. Built by a trusted local family developer, this property combines quality craftsmanship with the opportunity to make it truly your own.

Boasting an open-plan kitchen and dining area, perfect for entertaining or relaxed family meals, the home also features a spacious lounge, a convenient downstairs WC, and a luxurious master bedroom with en-suite.

With a private driveway, landscaped garden, and high-spec finishes throughout, buyers who reserve early can personalise their home – from bathroom tiles and kitchen taps to flooring and even plug sockets.

An ideal home for first-time buyers, growing families, or downsizers looking for style, comfort, and quality.

Early reservation is highly recommended – contact us today to secure your dream home and customise it to your taste!

- Three spacious bedrooms
- Downstairs WC
- Built by a reputable family builder
- Master with en-suite
- Driveway parking
- Enclosed rear garden turfed
- Open-plan kitchen/diner
- Choice of finishes if reserved off-plan
- Close links to M1

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Entrance Hall

Spacious entrance hall providing access to the main living areas, downstairs wc and staircase

Downstairs WC

Fitted with a wash hand basin and WC. Obscure double glazed window.

Kitchen Dining Living

A stylish and modern open plan space combining kitchen, dining and living areas. The kitchen features high-spec appliances, quality worktops, storage cupboard. Patio doors open onto the garden, allowing plenty of natural light and a seamless indoor-outdoor flow—ideal for entertaining and everyday living. PURCHASE OFF PLAN TO CHOOSE YOUR OWN KITCHEN AND FLOORING.

First Floor Landing

Providing access to all first floor bedrooms, family bathroom and loft hatch and storage cupboard.

Master Bedroom

Double bedroom with access to a private en suite shower room.

Master Ensuite

Modern en suite with a walk-in shower, WC and wash basin, finished to a high standard

Second Bedroom

Well-proportioned double bedroom, ideal for guests or family.

Third Bedroom

Flexible space suitable as a bedroom, home office or study.

Family Bathroom

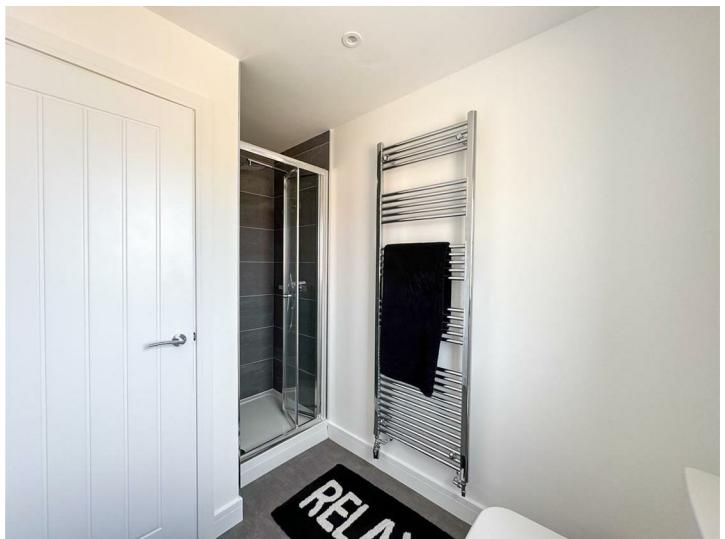
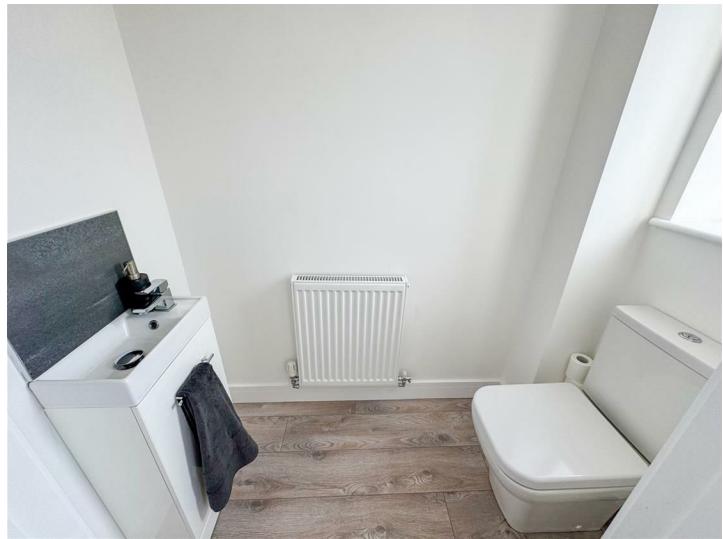
Contemporary family bathroom featuring a modern suite with bath overhead shower, WC and wash basin, obscure double glazed window.

Externals

To the front, a paved path leads from the driveway to the front door, bordered by established shrubbery. The rear garden is mainly laid to lawn, enclosed by fencing and gated for privacy. A turfed area and patio seating space offer ideal spots for relaxing or entertaining outdoors.



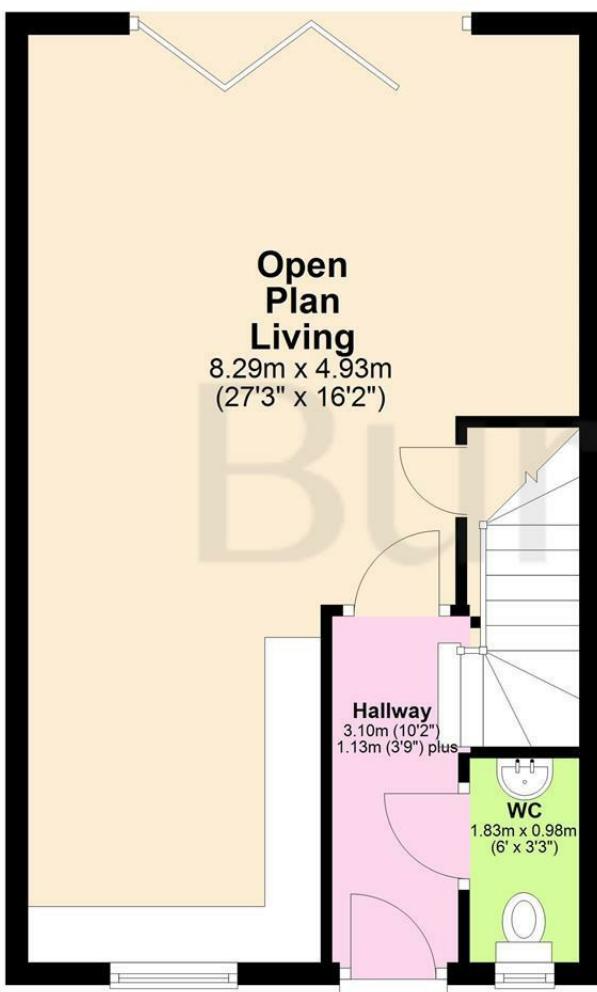
Tel: 01909 475111



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Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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